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Title Insurance and Trust Company

433 SOUTH SPRING STREET • LOS ANGELES 54

MADISON 6-2411

October 19, 1954

Shell Oil Company
1003 W. 6th Street
Los Angeles 14, California
Attn: Mr. Merle Howells

IMPORTANT
When replying refer to
4104905 SB
Our No. Sub 8

Your No.

The following is a report on the title to the land described in your application for a Policy of Title Insurance, and is made without liability and without obligation to issue such policy.

October 5, 1954

Dated as of _____ at 7:30 a.m. S. Bergman, TITLE OFFICER

Vestee: RECONSTRUCTION FINANCE CORPORATION, a corporation, created by and existing by virtue of an Act of Congress of the United States of America, as to Parcels 1 and 2;

LOS ANGLES COUNTY FLOOD CONTROL DISTRICT, a body politic and corporate, as to Parcel 3; and in

DOMINGUEZ ESTATE COMPANY, a corporation, as to parcel 4.

EXCEPTIONS:

1. General and special county taxes for the fiscal year 1954-1955, a lien not yet payable.

2. Assessments for the construction, cleaning and repair of canals, ditches, flumes, pipes or other water conduits, for water for irrigation or domestic purposes, as provided by the final decree of partition had in Case No. 3284 of the Superior Court, in and for the county of Los Angeles.

3. An easement and right of way for the construction, reconstruction, inspection, maintenance and repair of protection works for the purpose of confining the water of Niagar Slough in a single channel and for the purpose of establishing an official channel to carry the water of said stream in a definite course, over that portion of said land included within a strip of land 100 feet wide, as granted and described in deed to Los Angeles County Flood Control District, recorded in book 6065 page 46, Official Records, and in deed recorded in book 7003 page 195, Official Records.

4. An easement affecting Parcels 1, 2 and 4 for the purpose of constructing and maintaining a pipeline for water distribution system upon, over, under and across said land, as continued - - -

In addition to any exceptions shown herein, and not cleared, the policy if issued will contain stipulations and also exceptions as to matters outside its coverage which are required by the particular form.

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granted to Dominguez Water Company, by deed recorded in book 1515 page 205, Official Records.

5. An unrecorded assignment affecting Parcel 4, in favor of John W. Wents, Jr., of 1 per cent overriding royalty on any production obtained from lands included in oil lease recorded July 22, 1948 as Instrument No. 1840 in book 27803 page 244, Official Records, as disclosed by assignment of said oil lease, recorded January 5, 1950 in book 31889 page 337, Official Records.

It cannot be determined from the records if said royalty interest is a land owners royalty interest, or a lessees royalty interest.

6. An easement affecting Parcel 1, for pole lines and incidental purposes, as granted to Southern California Edison Company, a corporation, by deed recorded September 15, 1950 in book 34309 page 129, Official Records, over:

A strip of land 10 feet in width lying within that certain portion of the rear property allotted to Guadalupe Marcelina Hernandez by final decree in partition in that certain Los Angeles County Superior Court, Case No. 32884, said portion known as Parcel 2 on licensed surveyor's map filed in book 51 page 30 of Record of Surveys, which portion is more particularly described in that certain deed to the grantors herein recorded January 29, 1912 in book 4883 page 11 of Deeds, the center line of said strip is described as follows:

Beginning at an existing Southern California Edison Company pole No. 858604 E, located on or near the westerly line of Avlon Street, as now established, 120 feet in width, distant southerly on said westerly line approximately 5710 feet from the southerly line of Victoria Street, as now established; thence westerly approximately 600 feet to a point approximately 5730 feet, measured at right angles from said southerly line.

7. The right to utilize, maintain, replace, and without obligation so to do, to remove its existing drainage pipe, which traverses said Parcel 3, until such time as Dominguez channel is finally relocated and completed, as reserved by Reconstruction Finance Corporation, a corporation, recorded September 21, 1954 in book 45638 page 188, Official Records.

Continued --

DESCRIPTION

PARCEL 1:

Those portions of the 477.81 acre tract allotted to Maria De Los Reyes Dominguez and of the 327.07 acre tract allotted to Guadalupe M. Dominguez in the partition of the Rancho San Pedro, as per Superior Court, Case No. 3284, Records of Los Angeles County, located in unincorporated territory of the county of Los Angeles, state of California, described as a whole as follows:

Beginning at the point of intersection of the center line of Knox Street, 50 feet in width, with the semi-tangent of the curved center line of Main Street, 80 feet in width; thence along said semi-tangent, North 35° 07' 30" East 2.03 feet; thence South 80° 04' 00" East 44.35 feet to a point in the easterly curved line of Main Street, said last mentioned point being the true point of beginning of this description; thence South 80° 04' 00" East 316.86 feet to the beginning of a tangent curve concave to the north and having a radius of 286.24 feet; thence easterly along said last mentioned curve, a distance of 154.87 feet; thence tangent to said curve, South 68° 56' 00" East 406.85 feet to a point in a curve concave to the south, and having a radius of 1146.29 feet; a radial line from said last mentioned point bearing South 25° 10' 12" West; thence westerly along said last mentioned curve, a distance of 372.47 feet to the beginning of a reverse curve concave to the north, and having a radius of 539.94 feet; a radial line from the beginning of said reverse curve, bearing North 6° 33' 10" East; thence westerly along said reverse curve, a distance of 269.26 feet; thence tangent to said reverse curve, North 54° 52' 30" West 20.91 feet to the easterly line of Main Street, 80 feet in width; thence along said easterly line of Main Street, South 35° 07' 30" West 365.59 feet to the beginning of a tangent curve in said easterly line of Main Street, concave to the east and having a radius of 1392.69 feet; thence southeasterly along said last mentioned curve, a distance of 10.97 feet to the true point of beginning of this description, a radial line from said true point of beginning bearing South 35° 39' 20" East;

EXCLUDING therefrom that portion thereof within a strip of land 209.00 feet wide, lying 112.50 feet on each side of the following described lines:

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Beginning at a point in the southwesterly prolongation of the center line of Main Street, 30.00 feet wide, as established by the county survey of said county and shown on the county surveyor's Map No. 3718 on file in the office of said surveyor, tangent theron South 35° 11' 34" West 235.23 feet from the intersection at Station 236 plus 24.87 feet, with the southerly prolongation of the center line of Broadway 15.00 feet wide, as shown on said county surveyor's map No. 3718, thence from said point of beginning, South 32° 32' 31" East 97.50 feet to the beginning of a tangent curve concave to the northeast and having a radius of 3,000.00 feet; thence southwesterly along said curve 773.33 feet; thence tangent to said curve, South 47° 41' East 2721.87 feet, more or less, to the beginning of a tangent curve concave to the southeast and having a radius of 3,000.00 feet, said last mentioned curve also being tangent to a line which is parallel to said 112.50 feet northeasterly measured at right angles from the northeasterly side line of that strip of land, 100.00 feet wide, conveyed to the city of Los Angeles by deed recorded in book 19574 page 48, Official Records, thence from said last mentioned beginning of a curve northeasterly along said last mentioned curve 424.84 feet to said point of tangent with said line which is parallel to said 100.00 foot strip of land conveyed to the city of Los Angeles, thence from said last mentioned point of tangency and along said parallel line, South 35° 11' 31" East 252.2 feet more or less, to the southerly line of the above mentioned 852.37 acre tract allotted to Guadalupe Roseline Dominguez.

DEEDS FROM SAID REED 1 - (a to e) IN PARCEL 3, PAGE 6.

All uranium, thorium and all other materials determined pursuant to section 5 (b) (1) of the Atomic Energy Act of 1946 (60 Stat. 762) to be peculiarly essential to the production of fissionable material, contained in whatever concentration in deposits in said portion of that parcel of land in the 477.81 acres tract allotted to Maria De Los Angeles Dominguez, and of the 327.63 acre tract allotted to Guadalupe R. Dominguez, both tracts being included in the partition of a part of the Rancho San Pedro as shown on map filed in Case No. 3284 of the Superior Court of the State of California, in and for the county of Los Angeles, by deed recorded in book 22618 page 351, Official Records, with a strip of land 225.00 feet wide, lying 112.50 feet on each side of the following described line:

Beginning at a point in the southwesterly prolongation of the

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center line of Main Street, 80.00 feet wide, as established by the county survey of said county and shown on county surveyors map No. 8718 on file in the office of said surveys, distant thereon South 35° 11' 34" West 235.23 feet from the intersection at Station 286 plus 24.87 feet, with the southerly prolongation of the center line of Broadway 100.00 feet wide, as shown on said county surveyors Map No. 8718; thence from said point of beginning South 32° 32' 31" West 97.56 feet to the beginning of a tangent curve concave to the northeast and having a radius of 3000.00 feet; thence northeasterly along said curve 773.33 feet; thence tangent to said curve South 47° 18' 41" East 2711.87 feet to the beginning of a tangent curve concave to the southwest and having a radius of 3000.00 feet; said last mentioned curve a distance of 773.33 feet to a line which is parallel to the center line of Main Street, measured at right angles thereto, and continuing in that direction 100.00 feet to the center line of Main Street.

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as shown on said county surveyors Map No. 8718; thence from said point of beginning South $32^{\circ} 32' 31''$ East 97.56 feet to the beginning of a tangent curve concave to the northeast and having a radius of 3000.00 feet; thence southeasterly along said curve 773.33 feet; thence tangent to said curve, South $47^{\circ} 18' 41''$ East 2711.87 feet, more or less, to the beginning of a tangent curve concave to the southwest and having a radius of 3000.00 feet, said last mentioned curve also being tangent to a line which is parallel to and 111.50 feet apart easterly, measured at right angles from the center line of the boundary of that strip of land described in the Deed of the City of Los Angeles by the name and in the County of Los Angeles, California Records, the point of beginning of the said tangent curve being South $32^{\circ} 32' 31''$ East 100.00 feet from the point of beginning of the first tangent curve above set forth, thence to the point of beginning of the second tangent curve above set forth along said line which is parallel to and 111.50 feet apart easterly from the center line of the boundary of the strip of land described in the Deed of the City of Los Angeles by the name and in the County of Los Angeles, California Records.

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Maria De Los Reyes Dominguez and of the 327.67 acre tract allotted to Guadalupe M. Dominguez in the partition of the ~~Marquez~~ San Pedro, as per Superior Court, Case No. 3284, Records of Los Angeles County, located in unincorporated territory of the county of Los Angeles, state of California, described as a whole as follows:

Beginning at the point of intersection of the center line of Knox Street, 50 feet in width, with the semi-tangent of the curved center line of Main Street, 80 feet in width, the same along said semi-tangent North $35^{\circ} 07' 30''$ East 230 feet to the South $44^{\circ} 35'$ feet to a point on the easterly curve of Main Street, said last mentioned bearing being the true bearing of this description from the South corner of the tract to the point of intersection of the curved center line of Main Street and the semi-tangent to Main Street, the distance from the point of intersection of the curved center line of Main Street and the semi-tangent to Main Street to the point in question being 110.29 feet.

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as shown on said county surveyor's Map No. 718; thence from said point of beginning South 32° 32' 31" East 97.00 feet to the beginning of a tangent curve concave to the northwest and having a radius of 3000.00 feet; thence southeasterly along said curve 773.03 feet; thence tangent to said curve, South 1° 18' 41" East 2711.87 feet, more or less, to the beginning of a tangent curve concave to the southwest and having a radius of 3000.00 feet, said last mentioned curve also being tangent to a line which is parallel to said 112.00 feet northeasterly, measured at right angles from the northeasterly side line of that strip of land 100.00 feet wide, conveyed to the city of Los Angeles by deed recorded in Book 1951, page 48, Official Records, thence from said last mentioned beginning of a curve southeasterly along said last mentioned curve 427.83 feet to said point of tangency with said line which is parallel to said 100.00 foot strip of land conveyed to the city of Los Angeles; thence from said last mentioned point of tangency and along said parallel line, South 35° 11' 51" East 252 feet, more or less, to the southerly line of the above mentioned 832.07 acre tract allotted to Guadalupe M. Reelin Dominguez.

EXCEPTING therefrom all oil, gas and other hydro-carbon substances in and under the surface of said land, together with the right to remove the same therefrom, but provided that such removal shall not entitle the use in or to any portion of the surface of said land, or reserved by Dominguez Est. to Comp. n., a corporation, in deed recorded June 1950 in book 22018 page 351, Official Records. *

SO EXCEPTING all uranium, thorium and all other materials determined pursuant to Section 3 (B) (1) of the Atomic Energy Act of 1946 (P.L. 73-751) to be peculiarly essential to the production of fissionable material contained in whatever concentration in deposits for the use of the United States, together with the right of the United States thru its authorized agents or representatives at any time, to enter upon the land and property for, mine and remove the same, making just compensation for the damage or injury occasioned thereby, is reserved by the United States of America in the deed from Reconstruction Finance Corporation, a corporation, recorded September 21, 1950 in book 22018 page 18, Official Records).

PAGE ONE:

All oil, gas and other hydrocarbon substances in and under the surface of those portions of the 477.31 acre tract allotted to

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Mari De Los Reyes Dominguez and of the 327.07 acre tract allotted to Guadalupe M. Dominguez in the partition of the Rancho San Pedro, as per Superior Court, Case No. 4264, Records of Los Angeles County, located in unincorporated territory of the county of Los Angeles, state of California, described as follows:

Beginning at the point of intersection of the center line of Knox Street, 20 feet in width, with the semi-tangent of the curved center line of Main Street, 80 feet in width; thence along said semi-tangent, North $33^{\circ} 07' 30''$ East 2.00 feet; thence South $30^{\circ} 04' 45''$ East 4.35 feet to a point in the easterly curved line of Main Street, said last mentioned point being the true point of beginning of this description; thence South $30^{\circ} 04' 45''$ E at 314.60 feet to the beginning of a tangent curve concave to the north and having a radius of 28.22 feet; thence easterly along said last mentioned curve, a distance of 194.87 feet; thence tangent to said curve, North $33^{\circ} 07' 30''$ E at 40.05 feet to a point in a curve concave to the south and having a radius of 1140.29 feet, a radial line from said last mentioned point, bearing South $25^{\circ} 10' 12''$ East; thence westerly along said last mentioned curve, a distance of 374.7 feet to the beginning of a reverse curve concave to the north, and having a radius of 53.91 feet, a radial line from the beginning of said reverse curve bearing North $0^{\circ} 53' 12''$ E; thence easterly along said reverse curve, a distance of 44.00 feet; thence tangent to said reverse curve, North $33^{\circ} 07' 30''$ East 20.11 feet to the easterly line of Main Street, 80 feet in width; thence along said easterly line of Main Street, South $33^{\circ} 07' 30''$ East 3.5.59 feet to the beginning of a tangent curve in said easterly line of Main Street, concave to the east and having a radius of 1392.09 feet; thence southwesterly along said last mentioned curve, a distance of 18.97 feet to the true point of beginning of this description, a radial line from said true point of beginning bearing South $55^{\circ} 39' 20''$ East, together with the right to remove the same therefrom, provided such removal will not entitle the user in or to any portion of the surface of said land, as reserved by Dominguez Estate Company, Corporation, in deed recorded January 9, 1940 in Book 22, page 201, Official Records.

NOTE: This report covers more land than is shown on map furnished this company for this parcel however an accurate description cannot be drawn for the parcel shown on the map unless a survey is first furnished our engineering department or a description is drawn and submitted to our engineers for their approval.

(Signed)
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